



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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**£425,000 Freehold**

**The Linhay 1 The Ridgway  
Felpham, Bognor Regis, PO22 7JQ**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



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What is it about the private Beach Estate in Felpham that makes it so popular? Is it the literal proximity to the beach? Is it the tennis court, the allotments or the central green? Is it the ease of access to the village and associated amenities? Or is it something more abstract like the atmosphere, or ambience? Whatever the reasons, this is an area that many aspire to make their home. For an opportunity to join those ranks perhaps you might consider this **DETACHED BUNGALOW**. Offered for sale with an opportunity to customise to your own taste. The generous living and bedroom accommodation, the location and the south facing rear garden, all contribute to the package. Surely well worth a visit, contact **Mays** on for an appointment to view.

## ACCOMMODATION

uPVC framed Double Glazed door and matching side panel to:

### ENTRANCE HALL:

"T" shaped with the main area measuring 14'9" x 5'6". Warm air outlet; telephone point; airing cupboard with lagged hot water cylinder and slatted shelving; gas fired warm air unit; Trap hatch to roof space.

### LIVING ROOM: 17' 0" x 14' 0" (5.18m x 4.26m)

A double aspect room, south and west with fitted gas fire; warm air outlet; wood strip floor; uPVC framed double glazed double doors to garden.

### KITCHEN: 12' 0" x 7' 9" (3.65m x 2.36m)

(measurements over units). A range of floor standing drawer and cupboard units with worktop above; wall mounted storage cabinets; stainless steel sink; built-in meter/larder cupboard; adjoining shelved broom store; gas cooker point; uPVC framed double glazed door to side.

### BEDROOM 1: 16' 10" x 9' 10" (5.13m x 2.99m)

Double built-in wardrobe; double aspect, south and east; telephone point.

### BEDROOM 2: 12' 8" x 9' 10" (3.86m x 2.99m)

Built-in wardrobe cupboard; double aspect.

### BEDROOM 3: 10' 4" x 6' 1" (3.15m x 1.85m)

### BATHROOM/W.C.:

Panelled bath; pedestal wash basin; low level W.C.; heated towel rail; part tiled walls.

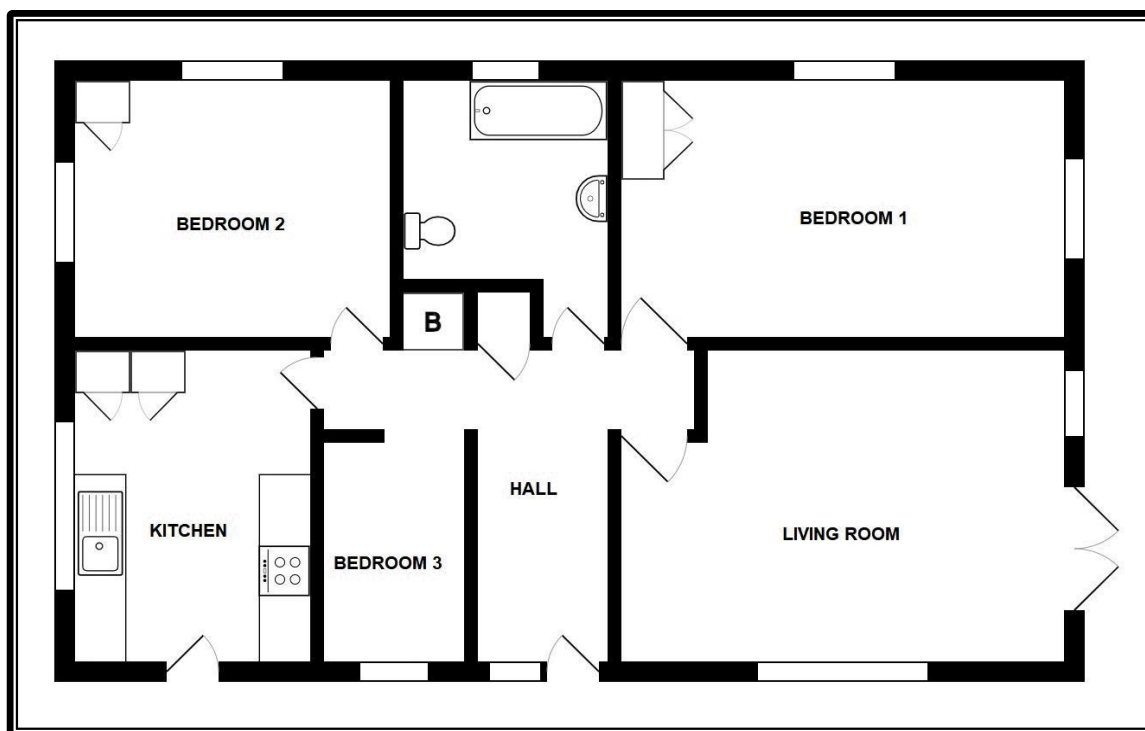
## OUTSIDE AND GENERAL

### GARDENS:

The Rear Garden faces south and is laid to lawn surrounded by "cottage" style rose, flower and shrub borders. The Front and Side Gardens are laid to a combination of lawn and paved pathways flanked by flower and shrub borders. To the front of the property the banks are stocked with a variety of flowers interspersed with paved paths.

### GARAGE: 16' 3" x 7' 10" (4.95m x 2.39m)

Of concrete sectional construction with metal up and over door and personal door to side.



The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.